

#8.b.

**LOUDOUN COUNTY BOARD OF SUPERVISORS
ACTION ITEM**

**SUBJECT: TRANSPORTATION/LAND USE COMMITTEE REPORT:TRAILVIEW
BOULEVARD ALIGNMENT/BLAKE LANDSCAPES**

ELECTION DISTRICT: CATOCTIN

CRITICAL ACTION DATE: At the Pleasure of the Committee

RECOMMENDATIONS:

Staff: Staff concurs with the Transportation/Land Use Committee recommendation.

Committee: At its January 22, 2006 meeting, the Transportation/Land Use Committee voted 4-0-1(Delgaudio absent) to recommend that the Board of Supervisors direct staff to work with the applicant to amend both the reservation language contained in the Deed of Subdivision associated with SBWV-1991-0043 and the associated plat showing the location of the reservation area for future Trailview Boulevard to reflect the location shown on the Countywide Transportation Plan (CTP).

BACKGROUND:

On December 12, 1991 Loudoun County approved a subdivision application (SBWV 1991-0043) to create a 32.3 acre parcel. As part of the approval of the application, the property owner agreed to provide a reservation for future road dedication of approximately 3.6 acres for future Trailview Boulevard. A copy of the approved plat and reservation area is shown on attachment 1. The reservation is for a period of twenty-one (21) years and expires on December 17, 2012.

The current property owner, Fricols, LC, has submitted a site plan application (STPL 2005-0035/Blakes Landscapes) on approximately 10.13 acres of the 32 acre parcel. The area to be developed under the current application lies west of the reservation area. Blakes Landscapes wishes to expand to another seven to ten acres east of its present application (Phase 2) which would encroach into the reservation area.

The Countywide Transportation Plan (CTP), adopted in 1995 and revised in 2001, shows the location of Trailview Boulevard to be further east on the property than the location currently shown as reserved (attachment 2). The applicant has requested that the reservation area be changed to match the location shown on the current CTP (attachment 3). Revising the reservation area to more closely coincide with the CTP location would permit the proposal to proceed with a Phase 2 expansion.

If the Board of Supervisors approves this request, the applicant would prepare a Plat and Deed for recordation that would vacate the current reservation area and grant the County a new reservation area in the location currently planned for future Trailview Boulevard.

At its January 22, 2006 meeting, the Transportation/Land Use Committee voted 4-0-1(Delgaudio absent) to recommend that the Board of Supervisors direct staff to work with the applicant to amend both the reservation language contained in the Deed of Subdivision associated with SBWV-1991-0043 and the associated plat showing the location of the reservation area for future Trailview Boulevard to reflect the location shown on the Countywide Transportation Plan (CTP).

ISSUES:

There are no issues associated with this application. The Office of Transportation Services (OTS) supports the applicant's request. In addition, the applicant has agreed to extend the reservation period for an additional twenty-five years.

FISCAL IMPACT:

There is no Fiscal Impact associated with changing the reservation area. However, extending the reservation period for an additional thirty years will allow for the dedication of necessary right-of-way without expending public funds should the construction of Trailview Boulevard occur within that time frame.

ALTERNATIVES:

1. Approve the requested change to the reservation area.
2. Deny the requested change in to the reservation area.

DRAFT MOTION (S):

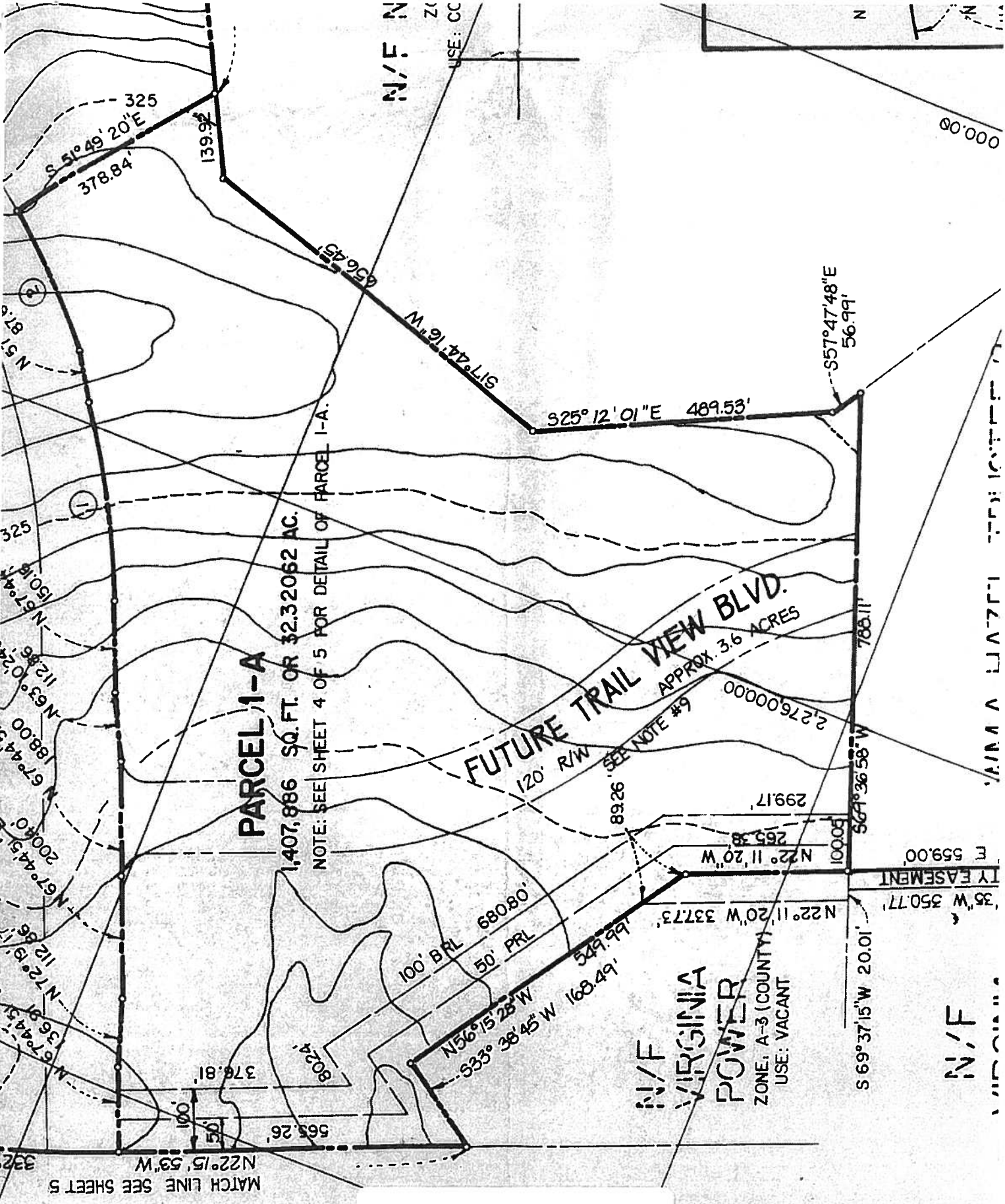
1. I move that the Board of Supervisors direct staff to work with the applicant to vacate the reservation for Trailview Boulevard granted to the County in the Deed of Subdivision associated with SBWV-1991-0043 and associated plat and to establish a new reservation area for future Trailview Boulevard to match the location shown on the Countywide Transportation Plan with such reservation to be for an additional 25 years to December 17, 2037.
2. I move that the Board of Supervisors deny the applicant's request to amend the location of the reservation for future Trailview Boulevard and the reservation language contained in the Deed of Subdivision associated with SBWV-1991-0043.
3. I move an alternate motion

ATTACHMENTS:

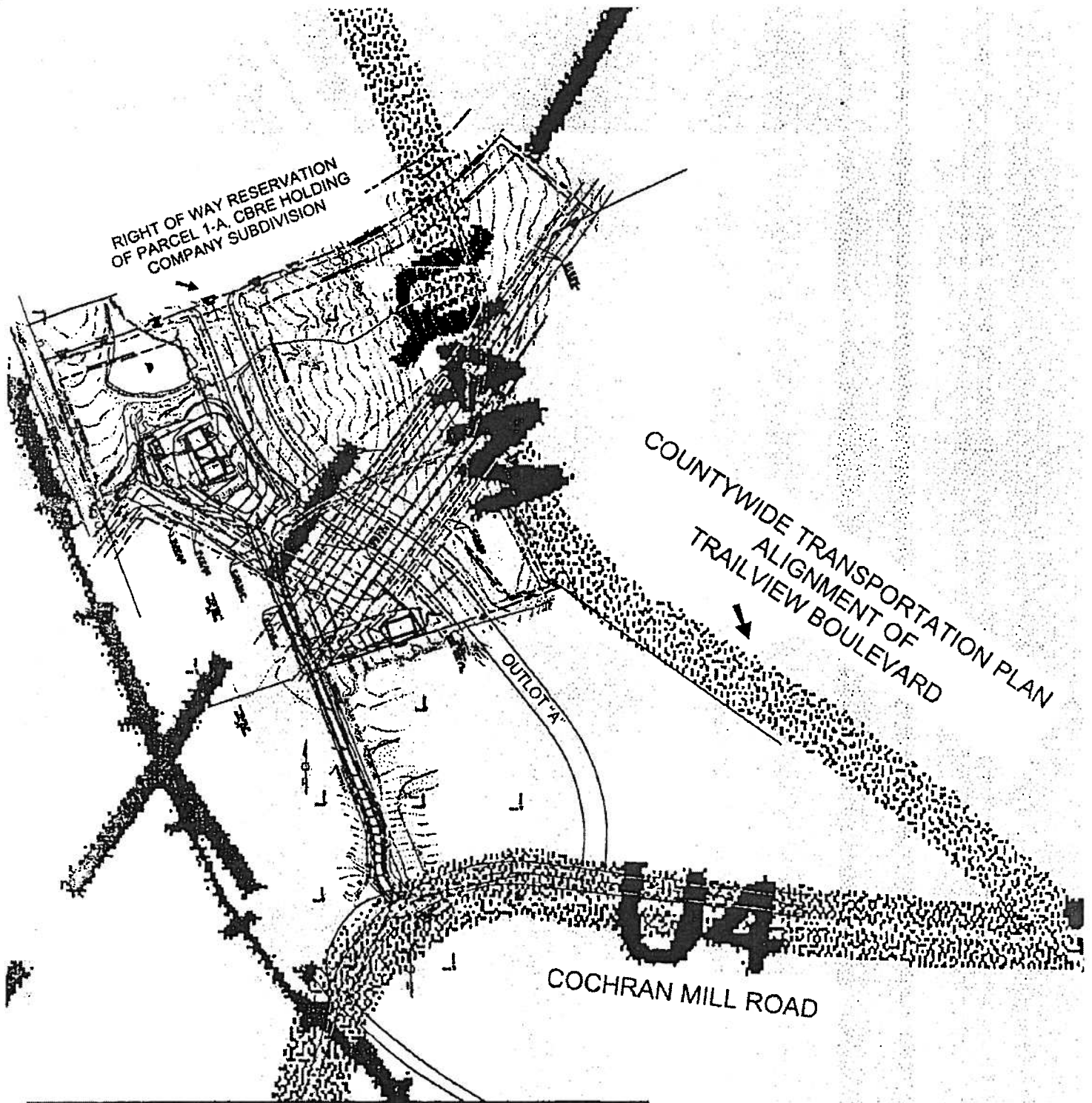
1. Plat showing existing reservation of future Trailview Boulevard
2. Plat showing CTP location of future Trailview Boulevard
3. Applicant's request
4. Vicinity Map

STAFF CONTACT: Michael Seigfried, Department of Building and Development

NV RPA W 8 00
 ZONE: A-3 (COUNTY)
 USE: PEDESTRIAN/BICYCLE TRAIL



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MAP SHOWING ALTERNATE LOCATIONS
OF PROPOSED TRAILVIEW BOULEVARD

OCTOBER 23, 2006

Fricols, LC
c/o Blake Landscapes, Inc.
19798 Sycolin Road
Leesburg, Virginia 20175-4622
703 777-5596

j.niccolls@blakelandscapes.com

October 23, 2006

Ms. Neelam Henderson, Project Manager
Loudoun County Department of Building and Development
1 Harrison Street SE (Post Office Box 7000)
Leesburg, Virginia 20177

RE TRAILVIEW BOULEVARD ALIGNMENT
FRICOLS, LC, (BLAKE LANDSCAPES) SITE
PARCEL 1-A, CBRE HOLDING COMPANY SUBDIVISION (PIN 150 00 7663 0000)

Dear Ms. Henderson:

This letter requests action by the Board of Supervisors of Loudoun County to reconcile a conflict between the *Countywide Transportation Plan* (CTP) and a reservation for right of way existing on the above referenced property. The conflict relates to the future alignment of Trailview Boulevard between the future Crosstrail Boulevard and Cochran Mill Road. We propose that the conflict be resolved by changing the reservation to match the Trailview Boulevard alignment as shown in the CTP.

Background

The reserved right of way for the future Trailview Boulevard established with the creation of Parcel 1-A is indicated on the attached vicinity map. The second map shows the property with the Trailview Boulevard alignment recommended by the *Countywide Transportation Plan*.

Blake Landscapes has a pending site plan application before the county (STPL-2005- 0035) for 10.13 acres of the 32.32 acre property. The area to be developed under the current application lies west of and does not involve any of the area reserved.

Blake Landscapes wishes to expand to another seven to ten acres to the east of its present application. Because the CTP shows the alignment of Trailview Boulevard crossing Parcel 1-A further east than the area reserved on the 1991 subdivision plat, we propose that our Phase 2 plan relocate the reservation for Trailview Boulevard to match the *Countywide Transportation Plan*.

Justification

The current situation reserves two separate rights of way for one major thoroughfare across our property. We propose resolution of this conflict by approval of the recommended *Countywide*

Transportation Plan alignment as the correct and only location for the future Trailview Boulevard. Here's why:

1. Adoption of the CTP occurred many four after approval of the original reservation. The CTP alignment is the only alignment that permits future connection of Trailview Boulevard with Gloucester Parkway.
2. Second, the record plat for the CBRE Holding Company Subdivision, includes a note as follows:

Note 9. Reservation of *approximate* (italics added) right-of-way for future Trailview Boulevard and Crosstrail Boulevard based on Road alignment shown on approved preliminary subdivision plan SBPL-1987-0049. Dedication of right-of-way will be made at the request of the county at no public cost in accordance with approved SBEX 1990-0004 (Condition No. 4), approved SPEX 1991-0007 (Condition No. 6) and SBPL 91-14 (Condition No. 6).

Therefore, the 1991 reservation was understood at the time to be "approximate."


3. Within the past year, an adjacent property owner was not required to dedicate a wider right-of-way parallel to Outlot A, Hazel-Oak Mill Subdivision, when it received approval of a site plan amendment for a facility on Cochran Mill Road. Outlot A is a platted 60 foot wide lot of record reserved (according to notes on the record plat of Hazel-Oak Mill Subdivision) for the future construction of Trailview Blvd south of our Parcel 1-A. It aligns with the existing reservation on Parcel 1-A though it is less than the required 90 feet in width. If the site plan abutted a major thoroughfare, the dedication would have been required.
4. Fricols, LC, understands and agrees that right-of-way dedication for the future Trailview Boulevard is required in the approximate location shown on the original plat of Parcel 1-A. Fricols, LC, would agree to the same conditions for right of way dedication in the CTP recommended alignment if the reservation is relocated.

In summary, we seek approval of the *Countywide Transportation Plan* alignment for Trailview Boulevard across our property as the only approved location for this future road so that we may proceed with plans for extension of our development adjacent to the Blake Landscapes site plan.

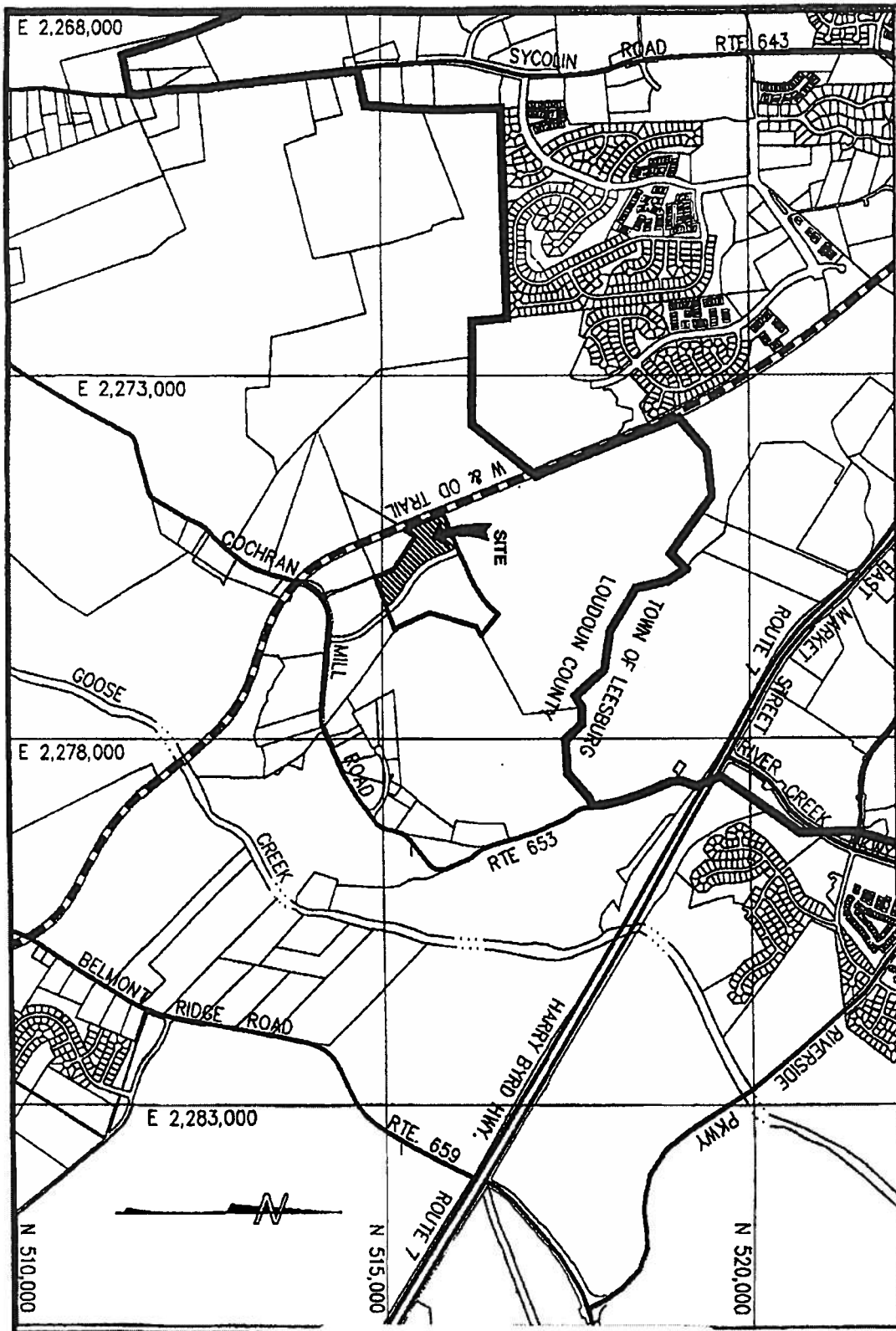
Thank you for consideration of this request.

Sincerely,

FRICOLS, LC


John Niccolls
Manager

A4



VICINITY MAP
1" = 2,000'